

# REQUEST FOR COUNCIL ACTION

MEETING  
08-18-03

311

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-12</b>
ITEM DESCRIPTION: Final Plat #03-03 by Century Point LLC to be known as Century Point First. The applicant is proposing to subdivide approximately 10.57 acres of land into 34 lots for single family residential development. The Plat also proposes to dedicate right-of-way for new public roadways. The property is located along the east side of East Circle Drive (CR 22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.		PREPARED BY: Theresa Fogarty, Planner

August 13, 2003

## Staff Recommendation:

Staff would recommend approval subject to the following conditions:

- The Final Plat shall be revised as follows, prior to recording:*
  - Rename "Century Point Court NE" with a roadway type "Lane" and directional of "NE".*
  - Rename "Century Valley Road NE" with a roadway type "Road" and direction of "NE".*
- A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 6, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
- Parkland dedication shall be met as outlined in the August 5, 2003 memorandum from Rochester Park and Recreation Department.*

## Council Action Needed:

- If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

## Attachment:

- Staff Report, dated August 13, 2003.

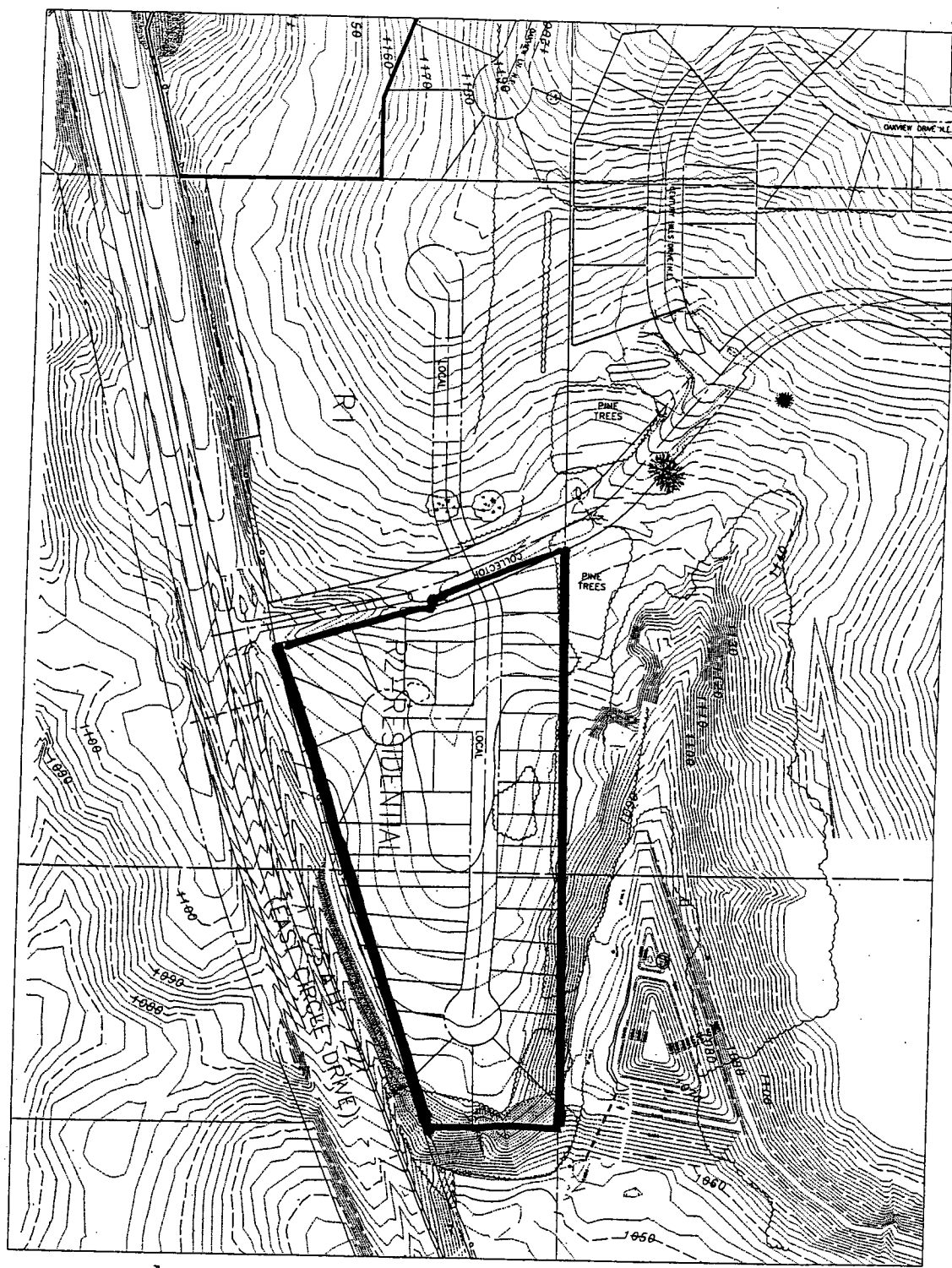
## Distribution:

- City Attorney
- Planning Department File
- Yaggy Colby Associates
- Applicant: This item will be considered sometime after 7:00 p.m. on Monday, August 18, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_



313



0 50 100 200  
 1" = 50' HORIZONTAL SCALE  
 1" = 10' VERTICAL SCALE  
 JAN 15 2003  
 REGISTERED  
 PLANNING DEPARTMENT

PLACE SEE CITY OF ROCHESTER ZONING ORDINANCE FOR  
 ALLOWED DENSITY, HEIGHT AND LAND USES.

CENTURY POINT FIRST  
 ROCHESTER, MINNESOTA  
 GENERAL DEVELOPMENT PLAN

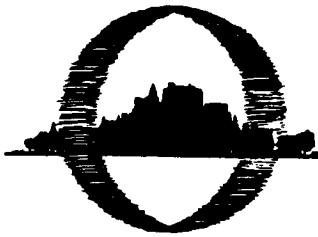
PROJECT	11A
CLIENT	11A
DATE	12/14/02
DESIGNED BY	AME
CHECKED BY	KAS
APPROVED	1/15/03
SHEET NUMBER	1

**YAGGY COLBY ASSOCIATES**  
 ENGINEERS • ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 PLANNERS • ENVIRONMENTAL SCIENTISTS  
 1100 W. 1ST ST. SUITE 200  
 ROCHESTER, MN 55901  
 507.251.1111  
 FAX 507.251.1112  
 WWW.YAGGYCOLBY.COM

THESE SHEETS ARE THE PROPERTY OF YAGGY COLBY ASSOCIATES. NO PART OF THESE SHEETS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF YAGGY COLBY ASSOCIATES.

DATE	BY	DESCRIPTION
1/15/03	AME	FINAL

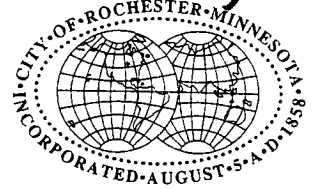




**ROCHESTER-OLMSTED PLANNING DEPARTMENT**  
2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF  
*Olmsted*

www.olmstedcounty.com/planning



**TO:** Rochester Common Council  
**FROM:** Theresa Fogarty, Planner  
**DATE:** August 13, 2003  
**RE:** Final Plat #03-03 by Century Point LLC to be known as Century Point First. The applicant is proposing to subdivide approximately 10.57 acres of land into 34 lots for single family residential development. The Plat also proposes to dedicate right-of-way for new public roadways. The property is located along the east side of East Circle Drive (CR 22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.

**Planning Department Review:**

**Applicant/Owner:** Century Point Development LLC  
3552 West River Parkway NW  
Rochester, MN 55901

**Surveyors/Engineers:** Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:** Rochester Public Works Department  
Rochester Park & Recreation Department  
Planning Department – GIS Division  
Olmsted County Environmental Services

**Report Attachments:**

1. Location Map
2. Copy of Final Plat
3. Century Point First GDP
4. Referral Comments (4 letters)

**Development Review:**

**Location of Property:** The property is located along the east side of East Circle Drive (CR22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.

**Zoning:** The property is zoned R-2 (Low Density Residential) on the City of Rochester Zoning Map.

**Proposed Development:** This plat consists of 10.57 acres to be subdivided into 34 lots for single family residential housing.



**Roadways:**

There are three roadways being planned throughout the development.

The first roadway, identified as "Century Valley Road NE" is designed with an 80' right-of-way. This roadway will intersect into the existing Century Valley Road NE. The roadway will need to be renamed with the roadway type "Road" and direction of "NE".

The second roadway, identified as "Century Point Lane NE" is designed with a 50' right-of-way and end in a cul-de-sac with a 53' radius.

The third roadway, identified as "Century Point Court NE" is designed with a 50' right-of-way ending in a cul-de-sac with a 53' radius. All cul-de-sac roadways are given the roadway type "Lane". "Century Point Court NE" needs to be renamed with a roadway type of "Lane" and directional of "NE".

A Noise Easement has been executed as an Exhibit in the Development Agreement .

**Pedestrian Facilities:**

In accordance with current City policy Pedestrian Facilities, a Development Agreement has been executed for this property which addresses the requirements of pedestrian facilities.

**Drainage:**

The elevations of this site range from 1,130' in the northern portion of the plat to 1,090' in the southern portion of the plat. The property generally drains to the south and east.

Interim grading and drainage plans have been approved by the City Public Works Department

**Wetlands:**

According to the information submitted there exists a 1,800 square foot wetland on the property. The applicant received a wetland exemption.

**Public Utilities:**

Final utility construction plans have been approved.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors at a rate of 1.2 spaces per dwelling unit, in addition to the required off-street parking. This additional parking may be provided either off-street or on-street. This development requires 41 spillover parking spaces. The right-of-way and road widths appear adequate to meet this requirement.

**Parkland Dedication:**

The Park and Recreation Department recommends that parkland dedication requirements for the development be in the form of cash in lieu of land.

317

**General Development Plan:**

This property is included in the Century Point First General Development Plan which was approved on December 9, 2002.

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for this area was approved by the City Council on March 3, 2003. The approval of the preliminary plat was subject to nine (9) conditions. The conditions are listed below:

1. **The Final Plat shall include:**
  - **controlled access shall be dedicated along the entire frontage of East Circle Drive and along the east/west roadway serving the Century Hills Development with the exception of the two proposed roadways shown on the GDP.**
  - **Roadway names approved by the Planning Department Addressing Division.**
2. **Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.**
3. **Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan for any areas of the development that do not drain to a privately constructed permanent detention facility built to serve the development.**
4. **The applicant shall provide a public pressure reducing station, which will lower the pressure in this area to within an allowable range (anticipated low to upper 50's PSI). This station shall be sized to serve the adjacent property to the south.**
5. **Pedestrian facilities shall be required along both sides of all new public roadways within this property, as well as, the south side of Century Hills Drive NE. The Owner shall also provide a 10' wide bituminous path along the entire frontage of the property abutting East Circle Drive, and dedicate any applicable easement and/or right-of-way needed for the path.**
6. **The applicant shall obtain an Olmsted County Highway Permit for any work being proposed in CSAH 22 right-of-way.**
7. **Parkland dedication shall be met as outlined in the January 31, 2003 memorandum from Rochester Park and Recreation.**
8. **No parking shall be allowed, at any time, along the cul-de-sacs associated with this plat, along both sides of each roadway associated with this plat and along both sides of Century Hills Drive NE and shall be posted "No Parking".**
9. **Prior to recording the Final Plat, the applicant shall dedicate off-site drainage & utility easements for this development and shall dedicate a Noise Easement for the entire subdivision which exempts the City & County from being obligated to provide sound walls to mitigate noise impacts from adjacent roadways.**

318

**Final Plat Staff Review and Recommendation:**

The Planning staff has reviewed this final plat request for compliance with the Rochester Zoning Ordinance and Land Development Manual including Section 61.225 of the LDM. The staff recommends approval with the following conditions / modifications:

1. ***The Final Plat shall be revised as follows, prior to recording:***
  - a. ***Rename "Century Point Court NE" with a roadway type "Lane" and directional of "NE".***
  - b. ***Rename "Century Valley Road NE" with a roadway type "Road" and direction of "NE".***
2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 6, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
3. ***Parkland dedication shall be met as outlined in the August 5, 2003 memorandum from Rochester Park and Recreation Department.***



# ROCHESTER

— Minnesota —

319

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 8/12/03

The Department of Public Works has reviewed the application for Final Plat #03-03 for Century Point Subdivision (fka Century Point First). The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. A City-Owner Contract has been executed for this Property.
3. A Noise Easement has been executed as an Exhibit if the Development Agreement for this Property.

Development charges and fees applicable to the development of this property have been addressed in the Development Agreement and City-Owner Contract for this Property, and included:

- ❖ Trunkline Sanitary Sewer (J9218) @ \$1403.17 per acre + 7.5% interest from 5/4/98
- ❖ High Level Water Tower in Northern Heights Area (J9288) @ \$1021.46 per acre + 7.5% interest from 5/4/98
- ❖ A Stormwater Management Fee @ \$2211.76 per acre, for all areas of this property that do not drain toward a privately constructed detention facility, approved to serve this development.
- ❖ First Seal Coat contribution @ \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City Engineer.

320



ROCHESTER PARK AND RECREATION DEPARTMENT  
201 FOURTH STREET SE  
ROCHESTER MINNESOTA 55904-3769  
TELE 507-281-6160  
FAX 507-281-6165

MEMORANDUM

DATE: August 5, 2003  
TO: Jennifer Garness  
Planning  
RE: Final Plat #03-03  
Century Pointe First

Acreage of plat.....	10.57 a
Number of dwelling units.....	34 units
Density factor.....	.0244
Dedication .....	.83 a
Fair market value of land.....	\$20,000/a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$16,600 ( .83 a X \$20,000/a) with payment due prior to recordation of the final plat.



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

321

## PLAT REFERRAL RESPONSE

**DATE:** August 6, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald; Peter Oetliker (Yaggy)

**RE:** **CENTURY POINT FIRST  
FINAL PLAT #03-03**

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$680.00 (34 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$370.00 (34 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. All cul-de-sac roadways are given the roadway type Lane. Therefore the roadway Century Point Court NE will need to be renamed as the other cul-de-sac is being designated as Century Point Lane NE.

**RECOMMENDATION:** Rename CENTURY POINT COURT NE and give it the roadway type LANE and directional of NE.

- 322 ✓
2. From looking at the General Development Plans for Century Hills and Century Point First the roadway being platted in this plat cannot be called Century Valley Road NE, as it will intersect with the existing Century Valley Road NE further to the east.

**RECOMMENDATION:** Rename CENTURY VALLEY ROAD NE and give it the roadway type ROAD and directional of NE.

323

Date: August 4, 2003

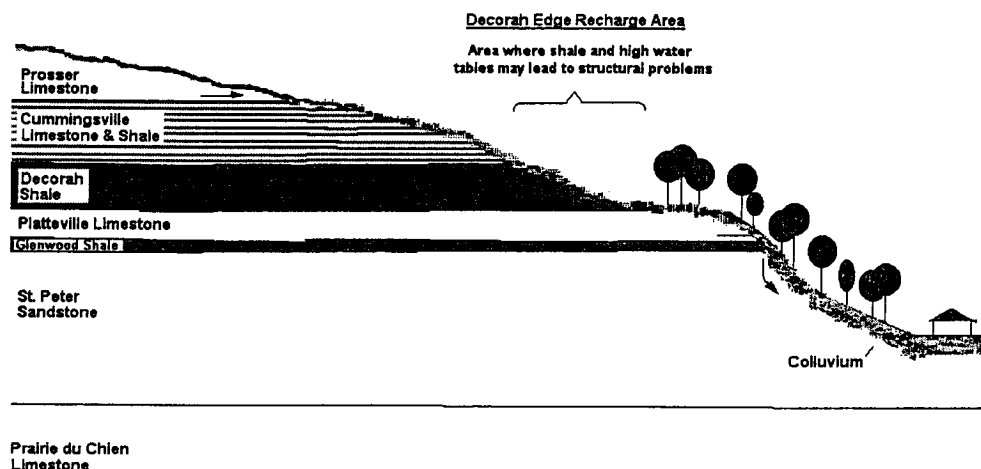
To: Jennifer Garness, Rochester-Olmsted Planning Department

From: Terry Lee, Olmsted County Environmental Services

Re: Final Plat #03-03 by Century Point LLC, Century Point First, Haverhill Township, Sections 30 & 31.

The Decorah Edge (see diagram below) is present within the area where the parcel is located. In this hydrogeologic setting, water discharges from the upper aquifer through soils overlying the Decorah shale before recharging the underlying aquifer. Developments in this setting have the potential to affect and be affected by these groundwater processes. Shrinking and swelling of the shale may cause structural problems and seasonal high water tables may result in wetness and flooding problems.

This finding is based on information derived from the Olmsted County Geological Atlas, construction logs from nearby wells, and bedrock mapping using two-foot contour intervals. The Decorah shale layer within this area is mapped at elevation of 1118' to 1158', and the Glenwood shale from 1087' to 1093' (see attached map). More accurate bedrock elevations may be available from borings completed on or near the site.



An overview of the Decorah Edge recharge processes and the associated shale and flooding problems can be seen on the 15-minute video titled "Rochester's Groundwater Guardian". Copies of the video are available at the Rochester Public Library.

Enclosed is a Decorah Edge brochure that was prepared by our office.

For additional information contact:

Olmsted County Environmental Services  
2116 Campus Drive SE  
Rochester, MN 55905  
(507) 285-8339  
lee.terry@co.olmsted.mn.us

324

## Bedrock Geology in the Vicinity of Century Point Subdivision

